



# 31 The Drum

Stillwater Drive | | Manchester | M11 4TG

£149,950



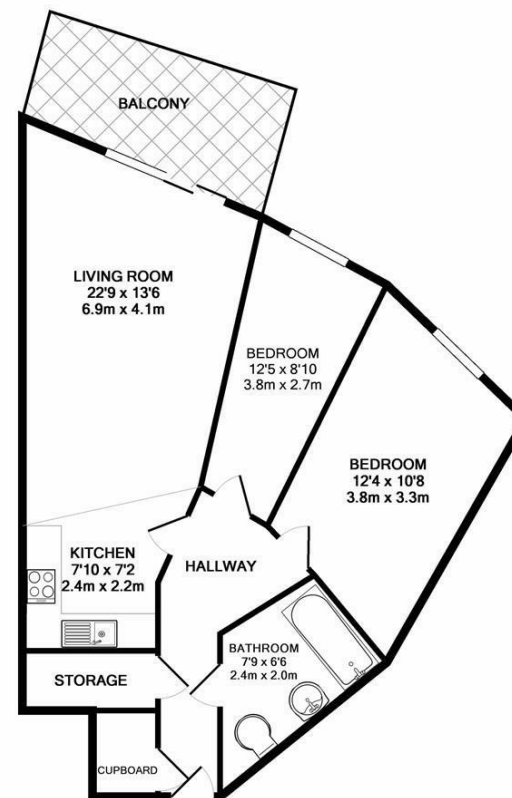


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\*\*\* ATTENTION PROPERTY INVESTORS \*\*\* 2 BED WITH PARKING. An excellent two bed, 4th floor apartment in the very popular area of Sportcity, Manchester. Located next to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, now accessed by tram stations of Etihad Campus and Velopark with trip times to Manchester Piccadilly taking only 8 minutes. \*\*\* CASH BUYERS ONLY \*\*\*

- TWO DOUBLE BEDROOMS
- BATHROOM WITH SHOWER OVER BATH
- OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- BALCONY
- 4TH FLOOR
- INTERCOM
- PARKING
- SPORTCITY LOCATION
- NEXT TO ETIHAD STADIUM & RETAIL PARK



TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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